

IN RE: PETITION FOR SPECIAL EXCEPTION *
S/S Liberty Road, 483' NW
centerline of Windy Hill Road *
2nd Election District *
2nd Councilmanic District *
(10209 Liberty Road) *

Jeffrey A. Blackwell *
Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 02-313-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Jeffrey A. Blackwell. The special exception request involves property located at 10209 Liberty Road in the Randallstown area of Baltimore County. The relief requested is to approve a Class B Child Care Facility on the subject property.

Appearing at the hearing on behalf of the special exception request were Mr. and Mrs. Blackwell, legal owners, Bruce Doak, the surveyor who prepared the site plan of the property and Frank Borgerding, attorney at law, representing the Petitioners. Appearing as an interested citizen in the matter was Michael Chapman, adjacent property owner.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 1.25 acres, more or less, zoned R.C.5. The subject property is improved with an existing 1-story residential dwelling wherein the Petitioner proposes to operate a Class B Child Care Facility. The property is large enough in size to accommodate this use without any variances being generated. Therefore, in order to operate the child care facility, only the special exception is necessary.

The details of the manner in which parents will drop off their children on the property and the play area for the children are more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. Mrs. Blackwell is currently involved in operating a day care

ORDER RECEIVED FOR FILING

DATE 3/22/02
BY R. J. JAMES

facility. She and her husband live approximately one block away from the subject property. She proposes to hire four additional workers other than herself in order to assist in this business. The use of the subject property as a child care facility will be a principal use in that no one will reside overnight within the house.

As stated previously, Mr. Michael Chapman, the adjacent property owner, appeared as an interested citizen. Mr. Chapman owns and operates Chapman Nurseries, which is a commercial nursery on the adjacent property. He does not oppose the Blackwell's in their special exception request, but is concerned that there be enough septic capacity in order to accommodate this type of use. Mr. Blackwell testified that he has spoken with representatives of the Department of Environmental Protection and Resource Management (DEPRM) relative to operating this child care facility. He is willing to make any modifications or improvements to the existing septic system in order to accommodate this new use.

After considering the testimony and evidence offered at the hearing, I find that the special exception request should be granted.

It is clear the Baltimore County Zoning Regulations permit the Petitioner's use in an R.C.5 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use will be conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a

APPROVED FOR FILING
DATE 03/22/02
BY [Signature]

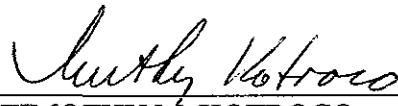
special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED this 22nd day of March, 2002, by this Deputy Zoning Commissioner, that the special exception request, to approve a Class B Child Care Facility on the subject property, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner shall be required to make any modifications, repairs or improvements to the septic system as are necessary in order to accommodate this new child care facility. See the attached ZAC (Zoning Advisory Committee) comments from DEPRM dated March 11, 2002.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

67063
3/22/02
R. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 22, 2002

Frank Borgerding, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 02-313-X
Property: 10209 Liberty Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Bruce E. Doak
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard
Towson, MD 21286

Mr. Michael Chapman
10225 Liberty Road
Randallstown, MD 21133

Mr. & Mrs. Jeffrey Blackwell
10209 Liberty Road
Randallstown, MD 21133

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10209 Liberty Rd

which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Class "B" Child Care Facility (principal use)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

10209 Liberty Rd 410 521 8186
Address Telephone No.

Name - Type or Print

Randallstown MD 21133
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

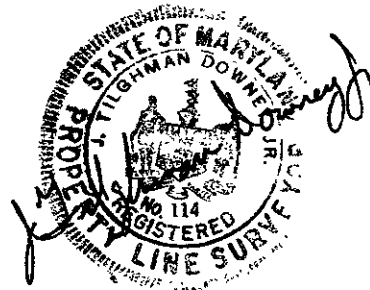
Reviewed By BR

Date 1/28/02

Case No. 02-313-X

ZONING DESCRIPTION FOR #10209 LIBERTY ROAD

Beginning at a point on the south side of Liberty Road, Route #26, which is 66 feet wide at the distance of 483 feet northwest of the centerline of Windy Hill Road which is 50 feet wide. Thence the following courses and distances: N 50 degrees 10 minutes W, 200.8 feet; thence S 32 degrees W, 33 feet; thence S 32 degrees W, 261.9 feet; thence S 58 degrees E, 200 feet and thence N 32 degrees E, 266 feet to the place of beginning as recorded in Deed Liber 5675, folio 805, containing 1.25 acres. Also known as #10209 Liberty Road and located in the 2nd. Election District, 2nd. Councilmanic District.



J. Tilghman Downey, Jr.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07819

DATE 1/28/02 ACCOUNT R001-006-6150
AMOUNT \$ 300.00

RECEIVED FROM: Jeffrey Blackwell

FOR: Special Exception

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/28/2002	1/28/2002	09:08:10
REC 4504	CASHIER DDOL DMD DRIVER	2
>> RECEIPT # 173479		DELN
Dept 5 528 ZONING VERIFICATION		
CR NO. 007819		

Recpt Tot 300.00
300.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Item # 313

ZONING NOTICE

CASE # 02-313-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG

PLACE: 401 BOSLEY AVENUE

DATE AND TIME: FRIDAY, MARCH 22, 2002
AT 10:00 A.M.

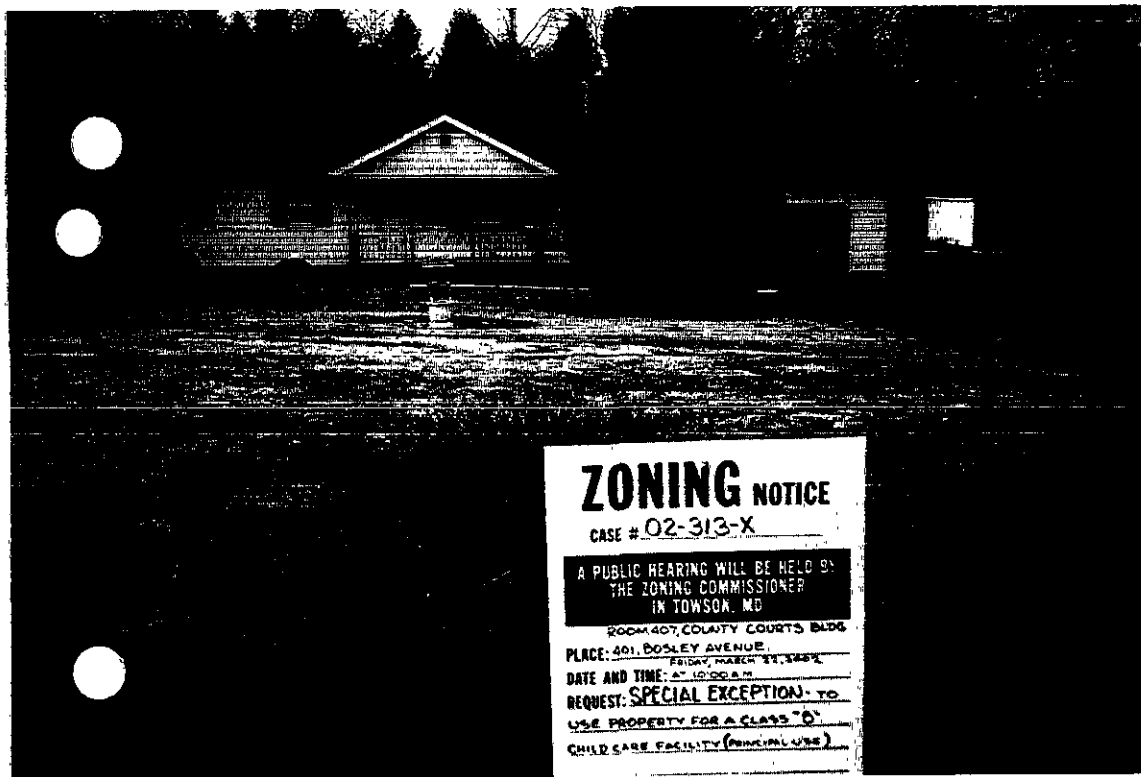
REQUEST: SPECIAL EXCEPTION TO
USE PROPERTY FOR A CLASS "B"

CHILD CARE FACILITY (PRINCIPAL USE)

PRESENTERS AND ATTORNEYS IN OTHER MATTERS ARE REQUESTED TO
APPEAR AT THE PUBLIC HEARING AT 10:00 A.M.

DO NOT REMOVE THIS SIGN AND POST BACK THE IF REQUEST UNDER PENALTY OF LAW

SUBSCRIBED: [Signature]



ZONING NOTICE

CASE # 02-313-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG

PLACE: 401 BOSLEY AVENUE

DATE AND TIME: FRIDAY, MARCH 22, 2002
AT 10:00 A.M.

REQUEST: SPECIAL EXCEPTION TO

USE PROPERTY FOR A CLASS "B"

CHILD CARE FACILITY (PRINCIPAL USE)

CERTIFICATE OF POSTING

RE: Case No.: 02-313-X

Petitioner/Developer: _____

JEFFREY BLACKWELL

Date of Hearing/Closing: 3-22-02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

10209 LIBERTY ROAD

The sign(s) were posted on MARCH 5, 2002
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-313-X

Petitioner: Jeffrey Blackwell

Address or Location: 10209 Liberty Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey Blackwell

Address: 4230 HERRERA COURT
RANDALLSTOWN, MD 21133

Telephone Number: (410) 521-8186

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 7, 2002 Issue – Jeffersonian

Please forward billing to:
Jeffrey Blackwell
4230 Herrera Court
Randallstown MD 21133

410 521-8186

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-313-X
10209 Liberty Road
S/S Liberty Road, 438' NW centerline Windy Hill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Jeffrey A Blackwell

Special Exception to use property for a class "B" child care facility (principal use).

HEARING: Friday, March 22, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 14, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-313-X
10209 Liberty Road
S/S Liberty Road, 438' NW centerline Windy Hill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Jeffrey A Blackwell

Special Exception to use property for a class "B" child care facility (principal use).

HEARING: Friday, March 22, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Jeffrey A Blackwell, 10209 Liberty Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 7, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 15, 2002

Mr. Jeffrey A Blackwell
10209 Liberty Road
Randallstown MD 21133

Dear Mr. Blackwell:

RE: Case Number: 02-313-X, 10209 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. *CRJ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 7, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 19, 2002
Item No. 313

The Bureau of Development Plans Review has reviewed the subject zoning item.

See the State Highway Administration for their comments on access to the state road Rte. 26 and any work in the state right-of-way.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 13, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: 313 - Jeffrey A. Blackwell
310 - Stephen W. Wahlen, Jr.

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: 313, 310

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: March 11, 2002

SUBJECT: Zoning Item 313
Address 10209 Liberty Road

Zoning Advisory Committee Meeting of February 11, 2002

An evaluation of the septic system may be required.

Reviewer: Sue Farinetti

Date: March 11, 2002

RECEIVED
3/22/02
S. Farinetti

Jim
3/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 27, 2002

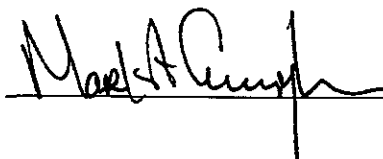
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB 27 2002

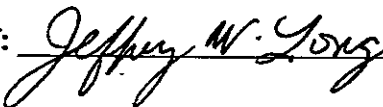
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-305 and 02-313

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

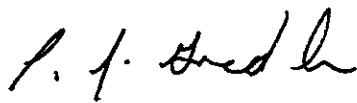
RE: Baltimore County
Item No. 313 BR

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 26 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1a Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
10209 Liberty Road, S/S Liberty Rd,
483' NW of c/l Windy Hill Rd
2nd Election District, 2nd Councilmanic


Legal Owner: Jeffrey A. Blackwell
Petitioner(s)

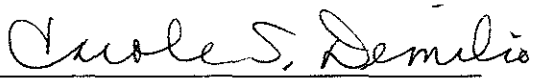
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-313-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Jeffrey A. Blackwell, 4230 Herrera Court, Randallstown, MD 21133, Petitioner.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE E. DOAK - GERALD CROSS & ETZEL
JEFFREY BLANKENHORN

320 E. TOWNSHIP BLVD. TOWSON 21286
4230 AMERICA CT RANDALLS JUNCTION
MD 21133



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

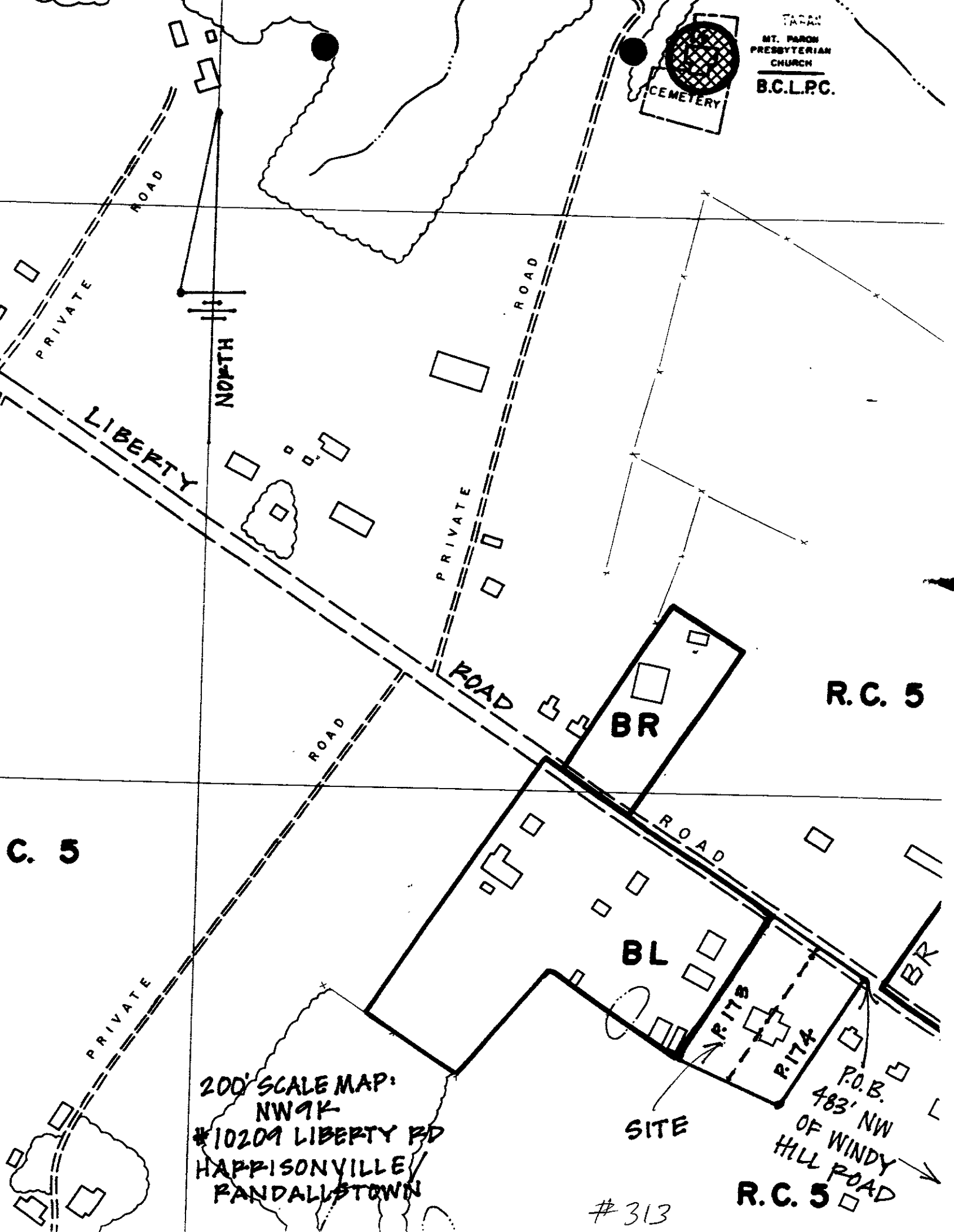
NAME

Michael Chapman

ADDRESS

10225 Liberty Rd 21133





TACAM
MT. PARRON
PRESBYTERIAN
CHURCH
B.C.L.P.C.

CEMETERY

R.C. 5

BR

BL

P.173

P.174

P.O.B.
483' NW
OF WINDY
HILL ROAD

SITE

R.C. 5

200' SCALE MAP:
NW 9K
#10209 LIBERTY RD
HARRISONVILLE
RANDALLSTOWN

#313

LOCATION

HARRISONVILLE

Plot Cx #3

Det 673

LOCATION

SCALE

$$I'' = 200' \pm$$

DATE
OF
PHOTOGRAPHY
JANUARY





Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#02-313-A

ZONING NOTICE

CASE # 02-313-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401, BOSLEY AVENUE.

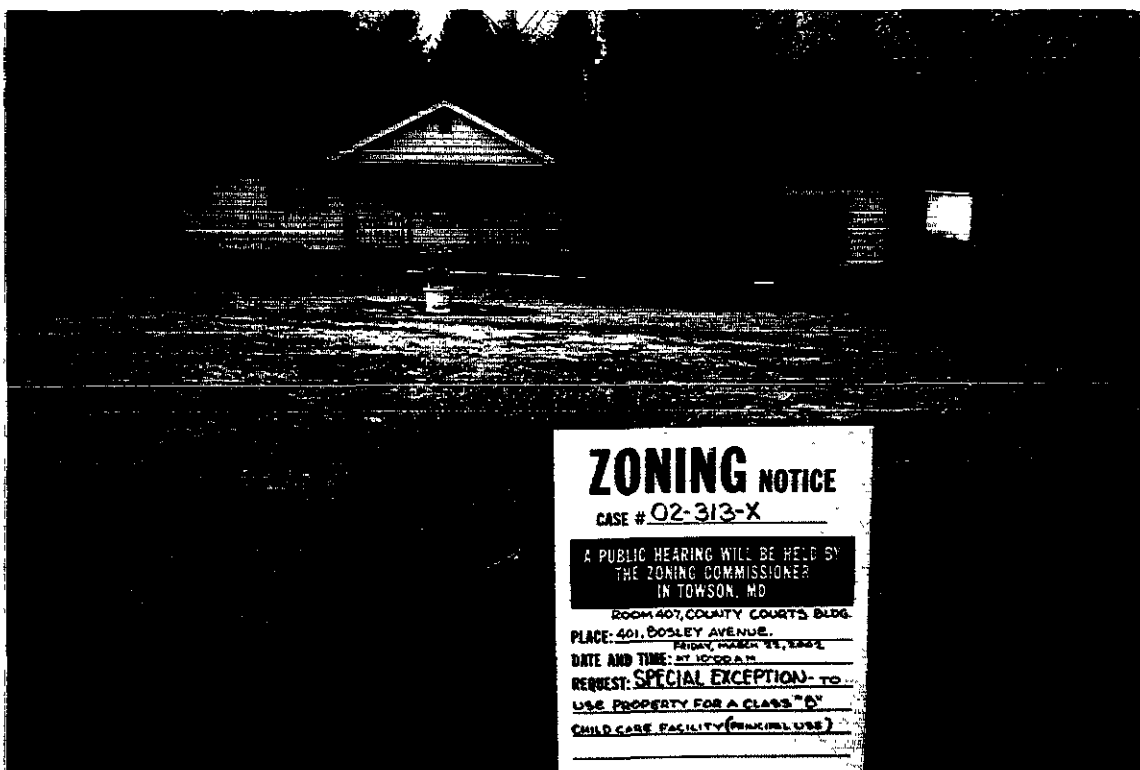
DATE AND TIME: FRIDAY, MARCH 22, 2002
AT 10:00 A.M.

REQUEST: SPECIAL EXCEPTION- TO
USE PROPERTY FOR A CLASS "B"
CHILD CARE FACILITY (PRINCIPAL USE)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 827-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



ZONING NOTICE

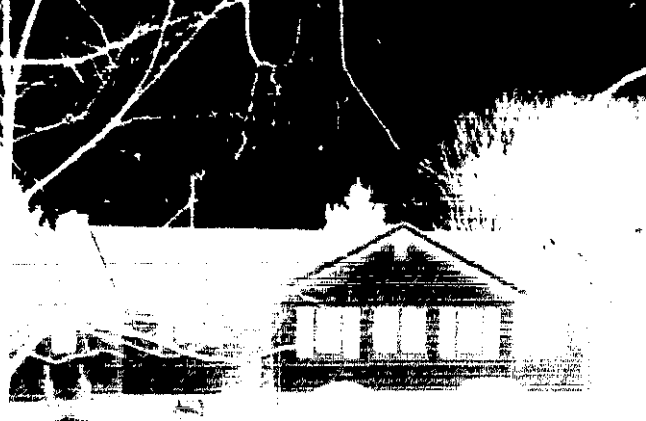
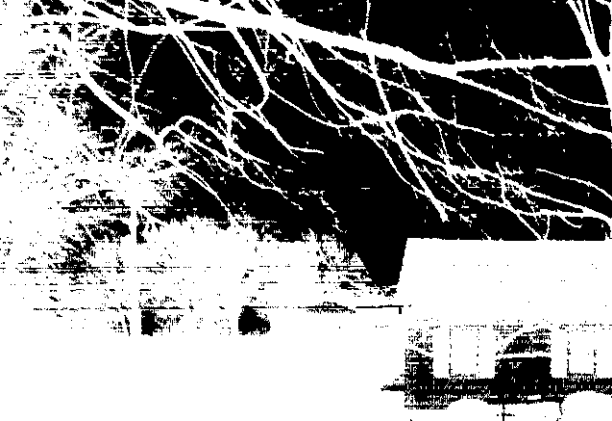
CASE # 02-313-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401, BOSLEY AVENUE.

DATE AND TIME: FRIDAY, MARCH 22, 2002
AT 10:00 A.M.

REQUEST: SPECIAL EXCEPTION- TO
USE PROPERTY FOR A CLASS "B"
CHILD CARE FACILITY (PRINCIPAL USE)











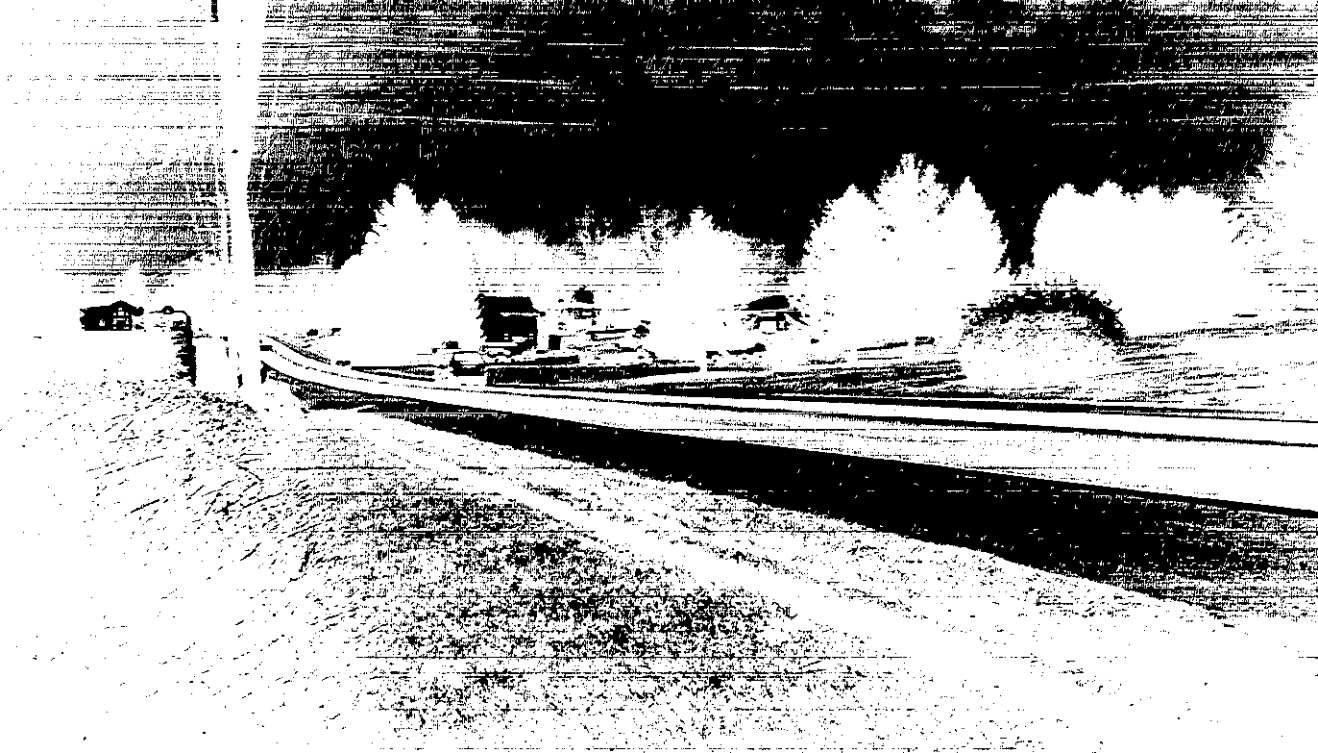








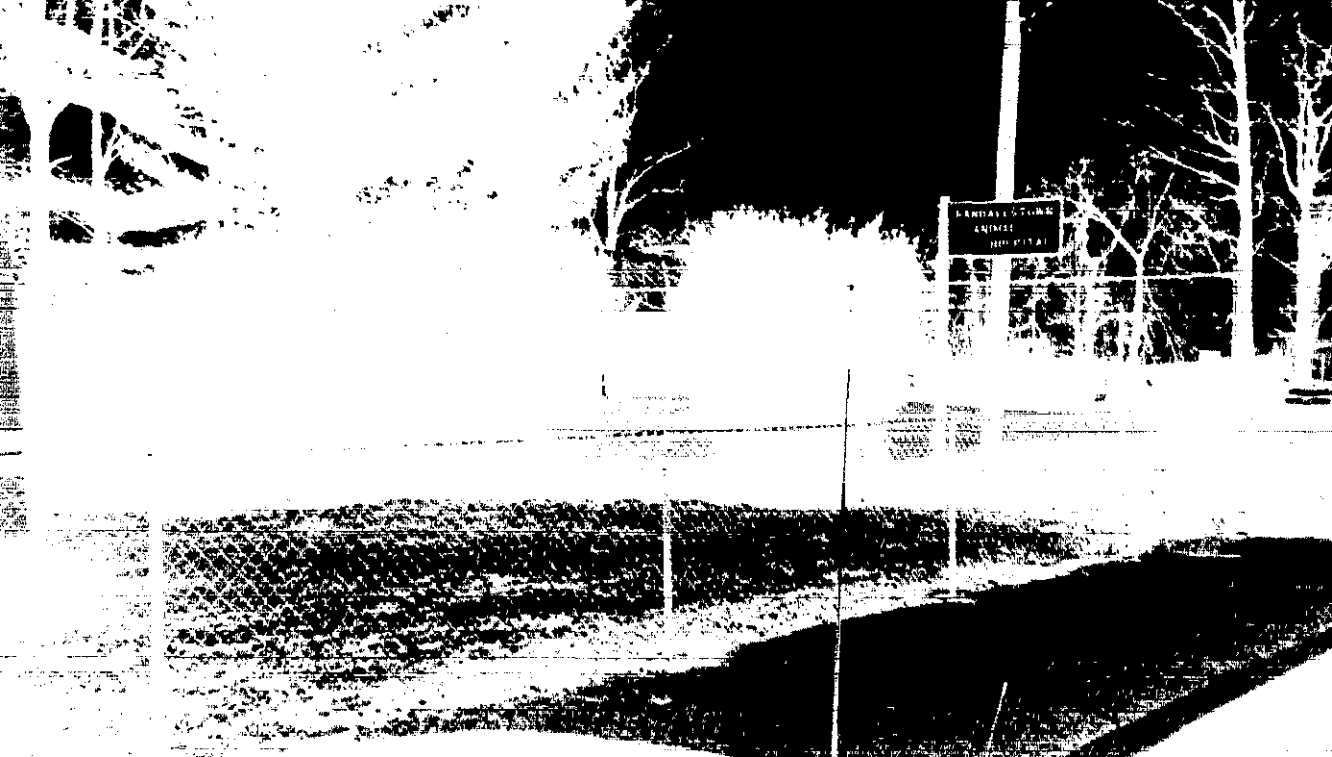




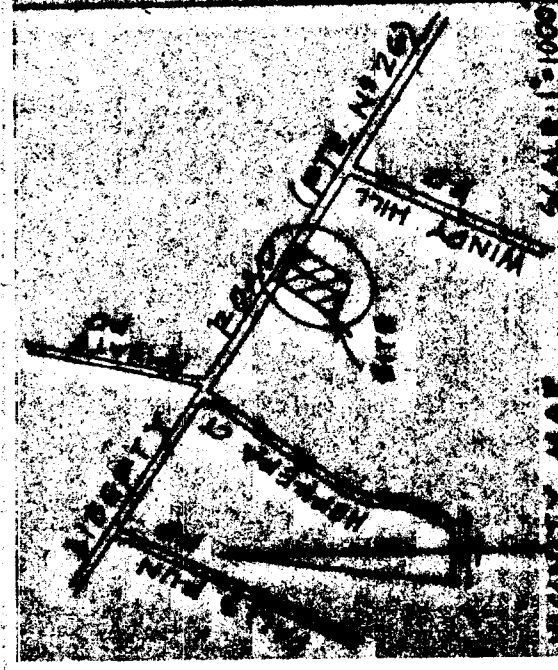




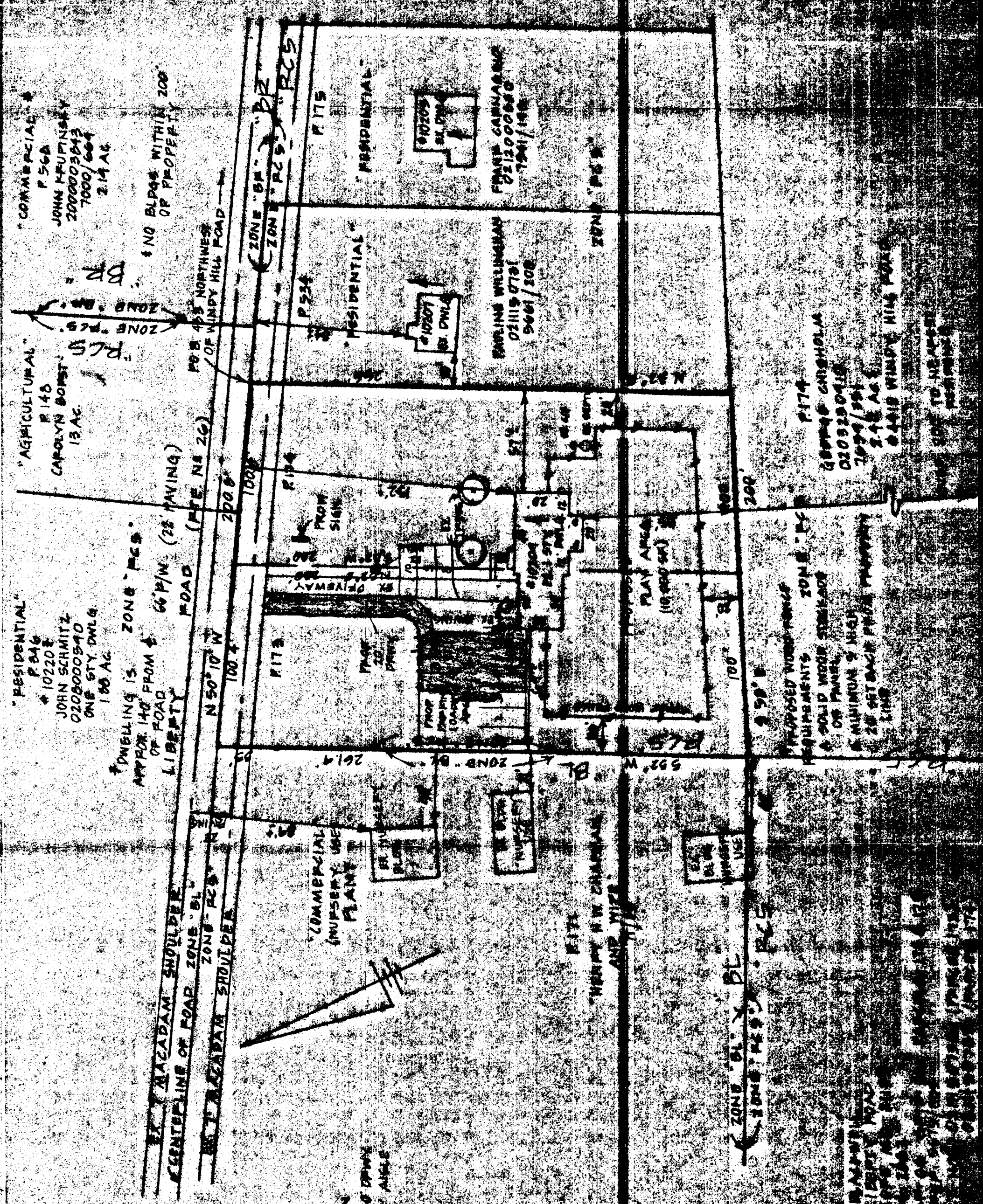




KENDALSTONE
ANIMAL
HOSPITAL



FROM PARKING AND/OR SHARED AREAS
 FROM 2 SPACES FOR EMPLOYEES
 FROM 2 SPACES FOR LEADING CHILDREN
 FROM 20 FEET INCREASED FROM 10 FEET
 CHANGING ANGLE 8.3 X 10 (100) W/ 20° ANGLE



- GENERAL NOTES**
1. BY ZONING: P-10
 2. 200' SCALE MAP: N.W. 1/4
 3. LOT AREA: 54,568 SF OR 1.25 AC.
 4. NO PROPOSED ZONING VIOLATIONS
 5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 6. NOT LOCATED IN 100 YEAR FLOODPLAIN AREA
 7. NOT LOCATED IN HISTORIC AREA
 8. COMMUNITY PANEL: N 240010 0215 B ZONE C
 9. PRIVATE WELLS AND SEPTIC
 10. BE USE: VACANT SINGLE FAMILY DWLG
 11. PROPOSED USE: CLASS B CHILD CARE FACILITY
 12. HOURS OF OPERATION: MONDAY THROUGH FRIDAY 7AM TO 6PM (NO SAT OR SUN)
 13. NO OF CHILDREN ALLOWED: PER 6A.25
 14. NO OF EMPLOYEES: 3 FULL-TIME AND 3 PART-TIME 8A.25
 15. PROPOSED SIGN TO MEET 8.2.1 BALTO CO BLDG CODE (SECTION 450)
 16. P.A.M. GROSS FLOOR AREA: 2112 SF 8.2.1
 17. GROSS LOT AREA: 54,568 SF 8.2.1
 18. NO BE GROUP CHILD CARE FACILITY ADJOINING PARCELS
 19. PARKING REQUIRED: 1 PER EMPLOYEE OR LARGEST SHIFT (MINIMUM OF 2) LARGEST SHIFT: 4 EMPLOYEES 8.2.1
 20. PROPOSED SIGNAGE CLASSIFICATION: IDENTIFICATION TO BE CONSIDERED FOR THIS SITE AS AN ACCESSORY TO AN INSTITUTIONAL STRUCTURE

PLAT TO ACCOMPANY PETITION
 FOR A SPECIAL EXCEPTION FOR CLASS B
 CHILD CARE FACILITY

#10204 LIBERTY ROAD
 PARKING ITS AND ITS
 ELECTION DISTRICT: N 2
 (COUNCILMAN: DISTRICT N 2)
 SCALES: 1" = 500'
 JANUARY 15, 2008
 OF 2008